



Coalport Close | Church Langley | Harlow | CM17 9QA

Offers In Excess Of £325,000



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AN IMMACULATE TWO BEDROOM MID TERRACE HOUSE with from two parking spaces to the front. The ground floor offers a spacious entrance hall, modern fitted kitchen with a range of wall and base units with integrated appliances and a bright and airy lounge with media wall. The first floor features a large double bedroom with fitted wardrobes, a good-sized single bedroom and family bathroom suite. The garden has been recently landscaped and benefits from artificial grass and porcelain tiles. This property has been re-decorated throughout by the current vendors and is an ideal first time/investment purchase. Coalport Close is a popular area situated in Church Langley and is located close to local amenities and schooling. Viewings highly advised.

- Two Bedrooms
- No Onward Chain
- Council Tax Band: C
- Mid Terrace House
- Two Parking Spaces
- EPC Rating: C

FRONT

Two parking spaces.

ENTRANCE HALL

Spacious entrance hall with UPVC double glazed front door, radiator to wall and storage cupboard.





#### KITCHEN

7'5" x 9'11" (2.26 x 3.02)

A modern fitted kitchen with a range of wall and base units benefitting from integrated gas oven and induction hob with extractor fan above, fridge freezer and washing machine. 1.5 sink and drainer with mixer tap, boiler to wall and UPVC double glazed window to front.

#### LOUNGE

14'7" x 13'5" (4.44 x 4.09)

A large lounge area with ample dining space offering media wall with storage, radiator to wall and UPVC double glazed window and door leading to Garden.

#### LANDING

Internal doors to bedrooms and family bathroom. Loft hatch.

#### BEDROOM ONE

11'8" x 11'2" (3.56 x 3.4)

Large double bedroom with built in wardrobes, radiator to wall and UPVC double glazed windows. Airing cupboard.

#### BEDROOM TWO

6'6" x 13'5" (1.98 x 4.09)

Generously sized single bedroom with radiator to wall and UPVC double glazed window.

#### BATHROOM

6'10" x 6'5" (2.08 x 1.96)

Family bathroom suite offering white bath with shower, white toilet and sink. Extractor fan, chrome heated towel rail and UPVC double glazed window.



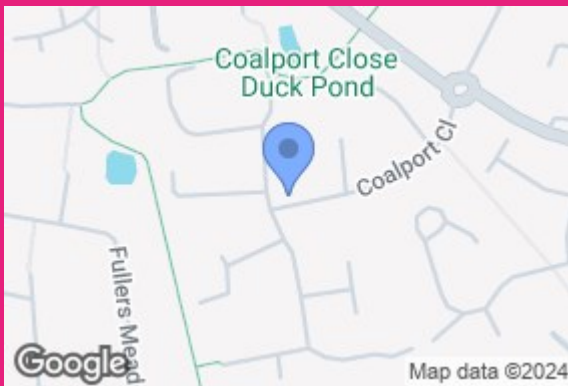
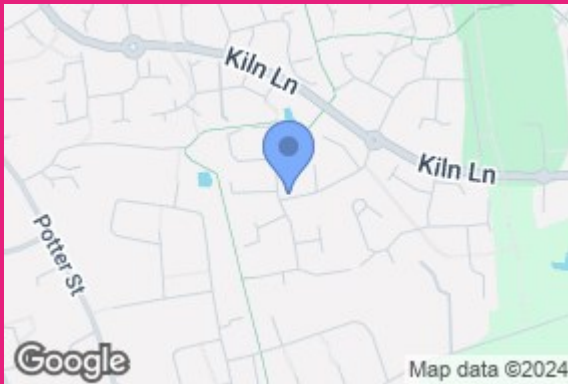


## GARDEN

The private rear garden has been recently landscaped and benefits from artificial grass and porcelain tiles. Rear access to front.

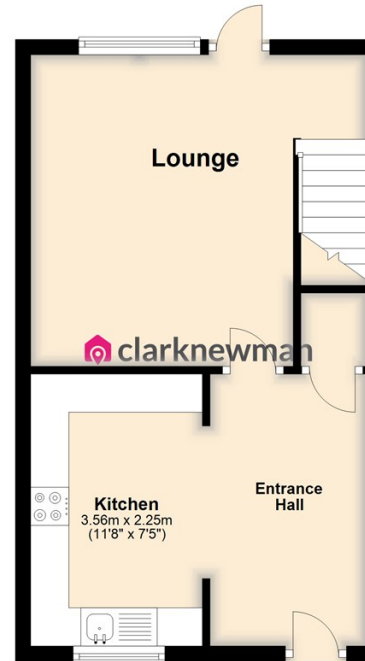
## AGENTS NOTES

Please note this property is owned by a Director of Clarknewman Ltd.



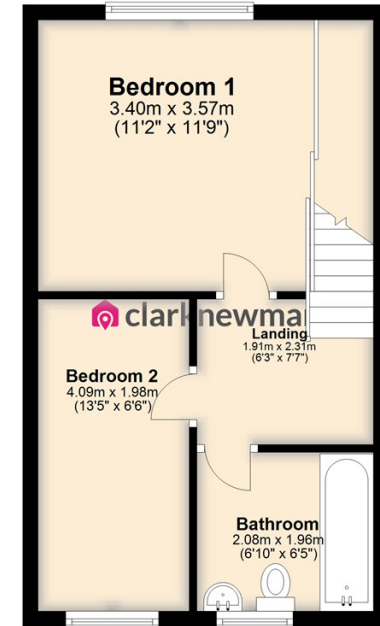
### Ground Floor

Approx. 34.0 sq. metres (366.3 sq. feet)



### First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 66.8 sq. metres (718.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is only intended as a guide to the layout of the property and is not designed to look exactly like the real property. Flooring, wall coverings and so on will not match the actual property.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	73
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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